

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

MAY 5, 2008

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairman Debbie Igielnik presiding. Upon roll call, the following responded:

#### Present

Debbie Igielnik, Acting Chairman  
Steve Lichtenfeld, Aldermanic Representative  
Lenore Toser-Aldaz, Acting City Manager  
Jim Liberman  
Scott Wilson

#### Absent:

Chairman Harold Sanger  
Marc Lopata

#### Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner  
Kevin O'Keefe, City Attorney

Acting Chairman Igielnik welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

## MINUTES

The minutes of the regular meeting of April 21<sup>st</sup>, 2008 were presented for approval. Steve Lichtenfeld asked that the following revisions be made to the minutes: Page 20, fourth paragraph from the bottom, change "Mr. Tyler" to "Mr. Stephens..." and Page 23, seventh paragraph that begins "Steve Lichtenfeld stated that this is the first..." revise last sentence to read "He stated that there is a density issue as referred to in the Master Plan and that he believes that *in an urban area, the opposite is true: high rises should be in the core and shorter buildings on the outer edge.*" The minutes were then approved, as amended, after having been previously distributed to each member.

### SITE PLAN REVIEW AND ARCHITECTURAL REVIEW – ADDITION AND RENOVATION – SINGLE FAMILY RESIDENCE – 7419 SOMERSET

Mr. Randall Comfort, project architect, was in attendance at the meeting. Also in attendance was Mrs. Johnson, owner.

Catherine Powers explained that the project consists of the construction of an 873 square foot two story addition to the rear of the existing 2,300 square foot residence (excluding basement). Also proposed is the construction of a two-car 484 square feet detached garage. The addition will be approximately 26 feet in height. Existing impervious coverage is 41.4%. After completion of the addition and other site improvements, the impervious coverage will increase to 51.2%. The site plan shows the downspouts connected to a public storm sewer located within an easement on the adjacent property to the north. A trench drain from the driveway and under drain from the pervious paver patio will also be connected to this sewer. The Public Works Department has reviewed the drainage plan and finds it acceptable. Trash will be stored at the rear of the property in a trash enclosure on the back side of the garage. The HVAC units are located on the side of the new addition and screened with a trellis. New underground electrical service will be provided per City regulations. One 6-inch Dogwood tree will be removed as a result of this project. A 4-inch Maple tree is proposed to replace the removed tree; however, this single tree does not meet caliper inch replacement. Another tree should be added to the plans to meet caliper inch replacement. Staff is of the opinion that storm water mitigation is satisfactory and will not negatively impact neighboring properties. Even though the storm sewer is located within an easement, the contractor should notify the neighboring property owners at 7420 Cromwell regarding the connection of the storm sewer on their property and make arrangements to restore the property to its original condition. In addition, the applicant is not meeting caliper inch replacement with the submitted landscape plan. A revised landscape plan to show additional trees needs to be submitted prior to the issuance of building permits. Catherine indicated that staff's recommendation is to approve with the following conditions:

1. That the contractor notify in writing the property owners at 7420 Cromwell Drive indicating the storm sewer connection. The contractor should make all arrangements necessary with the property owner to restore the property to its original condition prior to construction.
2. That a revised landscape plan be submitted which provides at least 6-caliper inches of trees per staff review and approval.

Mr. Comfort presented a color site plan and elevations to the members. He introduced Mrs. Johnson to the members. He stated they are modifying the existing structure by removing a 1 story attached garage that will be replaced with a new, 2-story addition to consist of a family room on the first floor and a new master bathroom and closet on the second floor. He stated that also proposed is the construction of a new 1 story detached garage. He indicated that with regard to trees, they propose to plant two, 3 caliper inch trees to make up for the 6 caliper inches being removed.

Jim Liberman asked about storm water drainage.

Mr. Comfort stated that the site slopes from the front right to the rear left and that a new trench drain will be installed that will pipe to the existing storm sewer at the rear of the property.

Steve Lichtenfeld asked why the garage is in the middle of the yard directly behind the primary structure.

Mr. Comfort stated that the owners want to retain as much greenspace as possible and that its location will provide ease in and out of the garage.

Jim Liberman asked if they are proposing pervious pavers.

Mr. Comfort replied “yes”. He stated they will be used for the brick patio.

Acting Chairman Igielnik asked if the owners are willing to comply with staff’s recommendations.

Mr. Comfort replied “yes”.

Being no further questions or comments from the Board or from the audience, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the exterior of the home is brick and the addition will incorporate brick to match existing. The architect is proposing to introduce a stucco finish (EIFS) on the upper portion of the addition. The windows will be wood clad, double hung and casements. The clay tile roof of the existing residence will be removed and replaced with asphalt shingles. The addition and detached garage will utilize the same shingles to match. The architect has indicated that the asphalt shingles will be an upgraded product which will be presented to the ARB for consideration. The detached garage will be constructed of brick and will have a hip roof to match the existing residence. While not specified on the plans, staff estimates the height of the garage is approximately 14 feet from grade to mid-point of roof, which is below the maximum height of 20-feet for accessory structures. The trash enclosure will be located adjacent to the detached garage and screened with a decorative black vinyl fence. The HVAC units are located on the side of the house and screened with a trellis fence. Overall, the design of the addition and garage compliments the existing structure and will have a positive impact on the property. However, the introduction of a stucco-type material (EIFS) is not found on the existing house. Staff prefers that the EIFS product be changed to genuine stucco or that brick be continued to the gutter line in keeping with the existing residence. Additionally, staff would prefer that the applicant utilize an upgraded asphalt shingle product which will better compliment the style of the residence. Catherine stated that staff’s recommendation is to approve with the following conditions:

1. That EIFS be eliminated in favor of genuine stucco or that brick be continued to the gutter line,
2. That the roof material be an upgraded asphalt shingle product per Architectural Review Board approval.

Mr. Comfort presented color elevations to the members. He stated that symmetry was introduced into the addition to be compatible with the symmetry of the existing structure. A colored rendering of the new garage was presented. Samples of the brick that will be stained to match the existing brick and EIFS were presented.

Catherine Powers indicated that EIFS has not been used here on residential projects as it has been shown not to perform well. She stated that staff would prefer true stucco.

Acting Chairman Igielnik asked if the Code does not permit the use of EIFS.

Catherine Powers stated that the ARB Guidelines briefly discuss the use of EIFS.

Mr. Comfort presented a sample of the window and roof (Slate-line, dark gray) to the members. He referred to Page 7 of the ARB Guidelines that discusses the use of stucco/EIFS. He informed the members that the Department of Energy did a study regarding moisture retention, drying time and energy efficiency and found that EIFS to be the best product.

Catherine Powers stated that staff is more comfortable with the use of an EIFS water managed system, but that the product needs to be applied properly and that special inspections are needed.

Mr. Comfort stated that the EIFS they are proposing is a water managed system.

Steve Lichtenfeld asked if the EIFS would be installed by a licensed applicator.

Mr. Comfort stated that it would be applied by a trained applicator.

Scott Wilson commented that EIFS is clearly not in harmony with the area and that the use of brick makes more sense. He questions why EIFS or stucco would be proposed on an all brick home.

Mr. Comfort stated that stucco mitigates massing and creates interest. He mentioned that the 2<sup>nd</sup> floor bay is protruding.

Scott Wilson asked why the product is proposed for the lower level.

Mr. Comfort stated they felt that was a better design.

Steve Lichtenfeld asked if the trellis will contain greenery.

Mr. Comfort replied “yes; in the summer”.

Steve Lichtenfeld stated that he believes it would be better to limit the EIFS to the protruding bay on the second floor. He stated that he agrees that the body of the house should be all brick.

Jim Liberman concurred with Steve and Scott’s comments about the use of EIFS. He commented that the existing roof is beautiful and questions why it is being replaced.

Mr. Comfort indicated that is what the owner wants.

Jim Liberman stated he finds it strange to remove the existing roof, unless there is a performance issue.

Mr. Comfort indicated that there is evidence that the roofing has never been replaced.

Scott Wilson asked if new gutters will also be installed.

Mr. Comfort replied “yes”; new gutters and new downspouts.

Acting Chairman Igielnik asked if the roof is original.

Mr. Comfort indicated that they suspect that it is.

Scott Wilson asked about the rear chimney’s metal extension.

Mr. Comfort stated that it will be capped off as they will have a gas fireplace.

Jim Liberman indicated that he would have liked to have seen a streetscape drawing.

Jason Jaggi informed Jim that a streetscape drawing is not required as it is a rear addition.

Acting Chairman Igielnik asked Mr. Comfort if the owner is willing to make the changes regarding the EIFS as recommended by staff.

Scott Wilson stated that it seems to him that some of the members find the use of EIFS for the second floor acceptable, but that there is some opposition to its use for the first floor.

Catherine Powers reiterated staff’s recommendation.

Steve Lichtenfeld asked how the EIFS on the first floor would be replaced. He asked if recessed brick would be used in its place.

Mr. Comfort replied “no”. He stated that it would just be a straight wall of brick. He reminded the members that the owner would like some sense of relief.

Mrs. Johnson asked that she be allowed to keep some stucco to provide some relief. She stated that she feels its use would be an improvement. She asked that she be permitted to use EIFS or stucco on the second floor.

Steve Lichtenfeld commented that he felt that is a fair compromise.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve with the use of stucco or EIFS to be determined by staff only on the second floor bay on the east elevation and above the brick line on the east and north elevations on the second floor. The motion was seconded by Jim Liberman and unanimously approved by the Board. Note that the presented roofing material is a Slate line, dark gray in color.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – COMMERCIAL ADDITION AND REMOVATION – 922 S. BRENTWOOD BLVD.

Ms. Elizabeth Panke, project architect, was in attendance at the meeting.

Catherine Powers explained that the proposed project consists of a renovation and 422 square foot, one story addition to the former Stallone's Formal Wear building (1,580 square feet) for use as a medical office. Also proposed is the reconfiguration of the surface parking area and additional landscaping. The parking lot will be reconfigured to allow off-street parking for 9 vehicles as required by the Zoning Ordinance. Two parking spaces on front of the building facing Brentwood will be removed and replaced with a planter bed and sod. One-way vehicular access from Brentwood to Francis Place is proposed to accommodate the angled parking spaces. Trash will be stored at the side of the building in a trash enclosure accessible from the parking lot. The HVAC units are located on the roof and screened with a parapet wall. The landscape plan shows a new planter bed and sodded area where the current parking spaces are located in front of the building. In addition, a new planter island is proposed along the south side of the property. This feature will add greenspace to the property and will also help to direct vehicles into the drive line. Staff finds that the proposed revisions are an improvement over the existing conditions and recommends approval as submitted.

Ms. Panke presented a site plan to the members. She informed them that the property was purchased by Bedrock Real Estate, LLC, and that the building will be used for oral surgery. She stated that they wish to maintain the existing building, but enlarge it, renovate it and improve the Brentwood Boulevard streetscape. She stated the project includes the removal of the small shed at the back of the building and construct a 422 square foot addition on the eastern end that will be rotated to be parallel with the property line. She stated that the parking lot will be reconfigured to provide for 9 parking spaces (5 at the rear of the building, 3 along the side and 1 behind the new addition). She stated that they are proposing to continue the greenspace along the sidewalk and add landscaping in the front. She stated that there will also be a pick-up/drop-off area that will not disturb Brentwood Boulevard traffic. She stated that vehicles will exit onto Francis Place via the existing curb-cut. She stated that the trash area on the side will be screened. The display window will be removed and replaced with windows; a low planter bed will be below these new windows. She stated plants such as day lilies, rose bushes, bamboo, holly bushes and a locust tree will be planted and that a new monument sign will be installed that will be visible for north and southbound motorists; another sign will be installed that will be visible from Francis Place.

Steve Lichtenfeld asked how a motorist would head south on Brentwood.

Ms. Panke indicated that the exit is onto Francis Place, which is two way.

Steve Lichtenfeld commented that two way traffic on Francis Place is only temporary and that if one wanted to travel south on Brentwood, they would have to head north and turn around. He asked if there are any changes regarding storm water mitigation.

Ms. Panke replied "no".

Steve Lichtenfeld commented that the Brentwood Boulevard elevation looks good.

Being no further questions or comments from the members or any questions or comments from the audience, Scott Wilson made a motion to approve the site plan as submitted. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Ms. Panke explained that there will be a new entrance to the building at the east end of the addition and that the patients area will be at the west end of the building. A recovery room will be at the corner of the building with a direct exit to the exterior of the building. She stated the building currently has four different bricks and two different roofs; the entire building will be painted a beige colored brick to match. Samples of the shutter material, roof (Pro-series, Brownwood color), aluminum (bronze finish) and awning material were presented. She stated the brick base of the monument sign will be painted to match the building and that new electric service will be underground.

Jim Liberman commented that it looks good.

Steve Lichtenfeld agreed.

Being no further questions or comments, Jim Liberman made a motion to approve per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the Board.

#### CARPORT INSTALLATION AND EXTERIOR RENOVATIONS – MULTI-FAMILY RESIDENTIAL – 621 & 625 WESTWOOD

Mr. Andy Erker, Killeen Studio Architects, was in attendance at the meeting. Also in attendance was Sam Chimento, owner.

Catherine Powers explained that this is a request by Cornerstone Properties, owner, for review of the design and materials associated with the construction of a detached carport and renovations to the exterior of two multi-family buildings. The developer is proposing these changes in support of converting the buildings to condominiums. The proposed carport required variances for side yard setbacks, accessory structure coverage, and impervious coverage all of which were approved by the Board of Adjustment at their April 3<sup>rd</sup> meeting. The project entails the installation of a 12-space carport spanning both properties. The carport will be constructed of painted metal canopies supported by metal pipe columns. The carport will contain a green net on the roof to allow plant material to cover this area. The plant material has not been specified on the plans. The top of the carport will also contain cable anchors extending above the columns. The driveway access between the buildings will be removed and replaced with grass. Access is proposed utilizing the Bemis Way alley and the shared driveway to the north. The plans indicate after construction, the parking lot will be resurfaced with asphalt. Metal balconies are proposed on the rear upper floors of the building extending 4-feet from the face of the building. The color of the balconies has not been specified. Trash storage is shown off-site utilizing a trash area enclosure off the alley at 622 Forest Court. The developer's intention is to take advantage of this underutilized enclosure to serve the subject properties. The HVAC units are shown on the roof and screened with a wood panel. For the lower units, the HVAC equipment is shown behind the fence between the two buildings and screened with evergreens. The landscape plan shows the removal of one 15-inch caliper Sweet gum

tree in the front yard. The applicant is proposing 15-caliper inches of replacement trees to be located in the front yard. Staff believes that the design of the carport is somewhat unusual, but it will provide a needed amenity for the future owners of the condo units and the proposed site improvements will greatly enhance the appearance of these two properties. Staff has concerns with the proposed trash storage arrangements off-site. The developer should provide a location for a trash enclosure on-site which will be more convenient for the occupants of these buildings. There appears to be space for a trash enclosure adjacent to the carport or between the buildings accessible from the parking area and therefore, recommends approval with the condition that a revised site plan be submitted showing a trash enclosure on-site and appropriately screened for staff review and approval.

Mr. Erker stated that the buildings are to be renovated to condominiums and that the carport will allow covered parking for 12 vehicles. He stated that the middle driveway will be removed and replaced with grass and that trash will be shared with 622 Forest Court.

Steve Lichtenfeld asked if the northern asphalt driveway will remain.

Mr. Chimento replied "yes".

Steve Lichtenfeld asked if Bemis Way is only eastbound.

Mr. Chimento replied "yes".

Jim Liberman asked about the trash enclosure situation.

Mr. Chimento indicated that he would comply with staff's recommendation. He indicated that the trash room which they wanted to utilize is huge and thought it redundant to build another trash enclosure.

Acting Chairman Igielnik asked if there is a prohibition to separate condominiums sharing a trash area.

Kevin O'Keefe stated that there could be an issue with storing trash on someone else's property and that every structure needs its own trash area.

Jim Liberman asked about screening.

Jason Jaggi stated the trash area could be located adjacent to the carport or between the buildings towards the rear.

Scott Wilson asked if the concrete by the retaining wall will remain.

Mr. Chimento indicated that he doubts it.

Scott Wilson asked about the large tree.

Mr. Chimento stated that the tree is actually on the neighbor's property, but that some branches have grown over onto his property.



Jim Liberman asked about the roof of the carport.

Mr. Erker stated that it is steel decking that ivy can grow through.

Acting Chairman Igielnik asked about the balconies.

Mr. Erker indicated that the balconies will be the same color as the windows.

Steve Lichtenfeld commented that it is an interesting carport.

Being no further questions or comments from the members or the audience, Steve Lichtenfeld made a motion to approve with the condition that staff approve the trash enclosure location. The motion was seconded by Jim Liberman and unanimously approved by the Board.

#### EXTERIOR RENOVATION – COMMERCIAL – 7711 BONHOMME

Ms. Jessica McLard and Mr. Jared Heller with Gray Design Group were in attendance at the meeting.

Catherine Powers explained that this is consideration of a request by Gray Design Group, architect, on behalf of MDC Bonhomme, LLC, owner, for review of the design and materials associated with exterior renovations to The Equity Building consisting of a new entryway, plaza enhancements, and building entry signage. The new entryway will provide an accessible ramp from the sidewalk to the building entrance. The stairs will be relocated opposite of the ramp to provide a second entry from the sidewalk. The planter areas will be redesigned in association with the changes to the stairs and ramps. These changes will require the removal of two trees located in the existing planters. The landscape plan shows four new trees, shrubs and annuals to be placed in the new planter areas. The walls will be painted gray with a stone cap. New gray slate tiles are proposed on the plaza surrounding the building entrance. The stairs and ramp will be surfaced with gray granite. A cable rail guard system will be placed around the plaza. The building address number will be relocated from the exterior wall of the office tower to the front entry wall. The numerals will be etched into a ceramic glass panel facing Bonhomme. As proposed, the address identification sign will measure approximately 10.5 square feet. The plans indicate all improvements will be made within the property and will not impact the public right-of way. The exterior alterations will provide needed accessibility to the building. The requested building address signage is unique and made of quality materials and staff recommends approval with the condition that the applicant apply for and receive a Sign Permit prior to signage installation.

Ms. McLard stated that the project includes the removal of the middle stairs and two trees. She stated the deck flooring will be re-faced and that a building address sign is proposed.

Steve Lichtenfeld stated that it looks good and corrects dangerous steps (in inclement weather).

Scott Wilson asked when the building's name was changed from Windsor.

Ms. McLard stated the building was converted to condominium on January 1<sup>st</sup> at which time the building was re-named “Equity Building”.

Jim Liberman commented that the address sign appears large.

Ms. McLard stated the letters are 2 ½ to 3 feet in height.

Steve Lichtenfeld commented that the addendum shows the letters one foot shorter.

Jim Liberman stated that even with the shorter letters, it seems bigger than necessary.

Steve Lichtenfeld commented that the “7s” seem more prominent than the “1s”.

Ms. McLard stated that the “strike” in the middle of the 7s can be eliminated.

Being no further questions or comments, Scott Wilson made a motion to approve per staff recommendation and that the hash-mark in the middle of the 7s be eliminated. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

#### OUTDOOR SEATING – CLAYTON DINER – 6 S. CENTRAL AVE.

Mr. Bob Karney, restaurant owner, was in attendance at the meeting.

Catherine Powers explained that the applicant is proposing to operate outdoor dining on the sidewalk along South Central Avenue. The submitted plans indicate 5, 24” X 24” square gray metal tables to seat 12 patrons. The chairs will be gray metal with inserts. The proposed furniture was previously used at Carondelet Grill. No umbrellas are proposed and a pedestrian barrier is not shown on the plans. The new outdoor dining area for the Clayton Diner will be immediately adjacent to the St. Louis Bread Company’s outdoor dining area and represents the continued trend for restaurants to offer outdoor seating along Central Avenue. Staff believes that the outdoor seating capacity should be reduced and has discussed this concern with the applicant. The table and chairs on the north side of the entry door and the chairs at each end of the tables should be eliminated from the plans representing a total seating capacity of 8 chairs at 4 tables. In addition, a 4-foot minimum clearance area needs to be maintained between the pedestrian barrier and any obstructions. Catherine indicated that staff’s recommendation is to approve with the following conditions:

1. That the applicant revise the outdoor seating plan to show a maximum of 4 tables with 8 chairs for staff review and approval,
2. That the applicant provide a pedestrian barrier and that it be shown on the revised plan per staff review and approval,
3. That the applicant applies for the annual Outdoor Dining Permit showing the above conditions prior to operating the outdoor dining.

Catherine noted that staff is concerned that with the number of tables proposed, there is not enough room to move around.

Mr. Karney referred to the revised seating plan that was distributed by staff to each member prior to the meeting. He stated that one table north of the entrance has been eliminated. A sample of the furniture (chair) was presented.

Jim Liberman asked about the pedestrian barrier.

Mr. Karney indicated that it will be similar to the barriers at Pasta Plus and Bread Company (black metal).

Jason Jaggi stated that staff prefers an aluminum barrier, as it would not rust.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Note: Scott Wilson left the meeting.

#### OUTDOOR DINING – KALDI’S – 187 CARONDELET PLAZA

Mr. Josh Ferguson, President of Kaldi’s, was in attendance at the meeting.

Catherine Powers indicated that the applicant is proposing to operate outdoor dining on the sidewalk at the corner of The Crescent building. The submitted plans indicate 7 tables which will seat 22 patrons. (Two smaller tables will be placed against the storefront, a group of four tables is proposed near the corner in between the street crossing ramps, and a single table is proposed near the street tree). The tables and chairs are black steel. Two table sizes are proposed: 36-inch round tables seating four patrons and 32-inch tables seating two patrons. Black canvas 5-foot square umbrellas are shown on the plans for the larger tables. No pedestrian barriers are proposed. Catherine stated that this application is the first request for outdoor dining along the sidewalk at The Crescent building and staff anticipates additional requests. The applicant desires to take advantage of this corner to provide a generous area for outdoor seating. Due to the proposed layout, pedestrian barriers are not feasible at this location. Staff is of the opinion that the sidewalk in front of The Crescent is wide enough to provide ample room for dining and pedestrian clearance; however, staff recommends that only three, four-seat tables be permitted on the corner in between the crosswalk ramps to allow easier access. With this revision, a maximum of six tables and 20 chairs would be permitted. Staff recommends approval with the following conditions:

1. That the applicant revise the outdoor seating plan reducing the number of tables to three at the corner,
2. That the umbrellas contain no logos or advertising,
3. That a 4-foot minimum pedestrian clearance be provided at all times,

4. That the applicant applies for the annual Outdoor Dining Permit showing the above conditions prior to operating the outdoor dining.

Mr. Ferguson presented a furniture sample (aluminum chair) to the members.

Acting Chairman Igielnik asked Mr. Ferguson if he was willing to comply with staff's recommendations.

Mr. Ferguson replied "yes".

Steve Lichtenfeld asked what he will do with the tables and chairs at night.

Mr. Ferguson stated that a chain will run through the chair arms.

Steve Lichtenfeld asked if the tables are heavy.

Mr. Ferguson replied "yes". He stated that the umbrellas add to the weight.

Steve Lichtenfeld asked if any of the chain will cross pedestrian right-of-way.

Mr. Ferguson replied "no".

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff's recommendations. The motion was seconded by Jim Liberman and unanimously approved by the Board.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:55 p.m.

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Recording Secretary